



**PETTENGELLS**  
ESTATE AGENTS

47 Hazelwood Avenue, New Milton, Hampshire, BH25 5LX

**Asking Price £375,000**

**47 Hazelwood Avenue, New Milton, Hampshire,  
BH25 5LX**

- Appealing two bedroom bungalow
- Chain free sale
- Cul de sac location
- Long driveway for parking
- Large garage
- South facing garden
- Living room
- Heated conservatory
- Well appointed kitchen
- Shower room





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS IMPRESSIVE TWO BEDROOM TWO RECEPTION ROOM (INCLUDING LARGE CONSERVATORY) SEMI-DETACHED BUNGALOW. THE PROPERTY DOES HAVE FUTURE POTENTIAL TO IMPROVE OR PERHAPS EVEN CONSIDER A (SUBJECT TO PLANNING) LOFT CONVERSION.

Accommodation: There is a porch, leading to an entrance hallway and then a living room which in turn opens to the superb conservatory, this is heated and overlooks the rear garden. This then extends to a utility area where there is also a back door, and that then opens to the well appointed kitchen. There are two double bedrooms with fitted wardrobes, in the main bedroom being particularly generous in size. There is a bright shower room.

Outside: To the front is a pleasant area of garden, with lawn, borders and hedge screening at the front. The paved driveway gives lots of off-road parking leading all the way down to the detached garage which is a good size measuring 5.4m x 3.25m. This adjoins the rear garden which enjoys a lovely southerly aspect and has a landscaped lawned area, shrub borders and a greenhouse and paved patio.

EPC: C, Council tax band: D, Tenure: Freehold

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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